



**706 REDSTONE Crescent, Calgary T3N 1M3**

MLS®#: **A2179459** Area: **Redstone** Listing Date: **11/15/24** List Price: **\$424,900**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2018**  
Lot Information  
 Lot Sz Ar: **990 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,182**  
 Low Sqft:  
 Ttl Sqft: **1,182**

DOM

**18**  
Layout  
 Beds: **3 (2 1 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **1**  
 Garage Sz:

Access:  
 Lot Feat: **Back Yard, No Neighbours Behind**  
 Park Feat: **Stall**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding, Wood Frame**  
 Heating: **Forced Air** Flooring: **Carpet, Linoleum, Tile**  
 Sewer: Ext Feat: **Other** Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**  
 Int Feat: **Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>	<b>Dining Room</b>	<b>Main</b>	<b>13`0" x 8`7"</b>
<b>Kitchen</b>	<b>Main</b>	<b>12`9" x 12`8"</b>	<b>Living Room</b>	<b>Main</b>	<b>11`10" x 10`2"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>	<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>12`4" x 10`10"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>12`4" x 10`9"</b>
<b>3pc Bathroom</b>	<b>Lower</b>	<b>0`0" x 0`0"</b>	<b>Bedroom</b>	<b>Lower</b>	<b>9`10" x 9`7"</b>
<b>Laundry</b>	<b>Lower</b>	<b>10`0" x 7`8"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$323**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-2**

Legal Desc: **1810978**

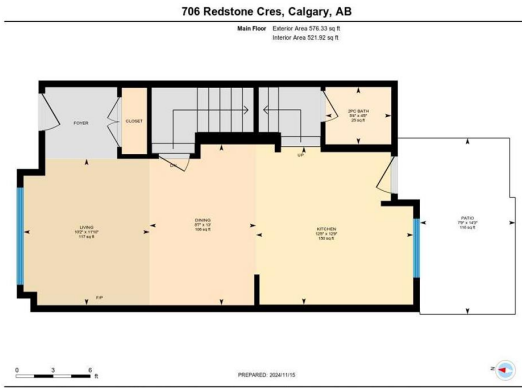
Remarks

Pub Rmks: **\* Very well Built complex with aluminum and hardie board siding! Welcome to modern living in this stylish air conditioned townhouse, designed with both comfort and convenience in mind! Featuring dual primary bedrooms, each with its own 4-piece ensuite and spacious walk-in closet, this home offers the perfect blend of privacy and luxury. The open floor plan showcases a sleek, modern kitchen with a large island, quartz countertops, and seamless flow into the inviting living room—ideal for entertaining or relaxing. The fully developed lower level adds versatility with an additional bedroom and bathroom, perfect for guests or a home office. Situated in a vibrant community, you're just minutes away from public transportation, playgrounds, and shopping centers. Enjoy effortless commuting with quick access to Stony Trail and the Calgary International Airport. This home truly has it all—modern design, space to grow, and an unbeatable location. Don't miss your chance to call it yours!**

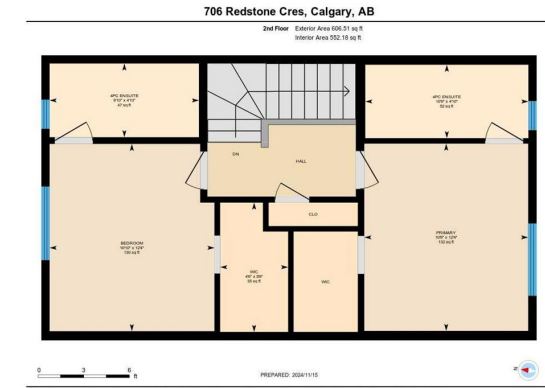
Inclusions:  
Property Listed By: **n/a**  
**Real Estate Professionals Inc.**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**





White regions are excluded from total floor area in GDS/E floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



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706 Redstone Cres, Calgary, AB

Basement (Below Grade) Exterior Area 398.74 sq ft  
Interior Area 499.23 sq ft



PREPARED: 2024/11/15

While figures are excluded from total floor area in RESIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

